



Parklands Drive,  
Loughborough



**£295,000**

- FOUR BEDROOM SEMI
- SUBSTANTIAL ACCOMMODATION
- 1341 SQUARE FEET
- MASTER EN-SUITE
- PASSING RENT OF £1200 PCM
- VACANT POSSESSION END JUNE 2025
- Freehold
- EPC rating C





This deceptive substantial four bedroom semi detached home spans some 1,341 square feet in size and is within Woodbrook Vale school catchment and close proximity to supermarket and sub centre amenities.

Initially on entry is the hallway with WC off. The lounge is to the rear with double glazed double doors out to the garden, is neutrally presented and has oak effect laminate flooring.

The kitchen diner is particularly well equipped with a vast array of storage cupboard units at both base and eye level, there is also a dual aspect with front elevation window and side elevation double glazed bay. Integrated appliances include a four ring gas hob with electric oven beneath. Plumbing for both washing machine and dishwasher and space for a further appliance. The Ideal combination boiler is housed here and there is also recessed LED lighting.

The ground floor bedroom has been created from a conversion of the garage and special reference should be made to the floorplan to fully appreciate its size. (The garage door is still retained at the front). This room has a rear elevation double glazed window, timber effect laminate flooring and is fully insulated.

At first floor on the landing is a useful storage cupboard with shelving. The main bedroom has an en-suite with mains shower within the cubicle and also a built in double wardrobe with rail and shelving and like the kitchen diner beneath has dual aspect with both front and side elevation windows.



Bedroom two is equally as impressive in size to bedroom one, once again with dual aspect and timber effect laminate flooring. Bedroom four is to the front and has a built in single wardrobe with front elevation window and neutrally decorated. The bathroom is to the rear of the property and has a 'P' shaped bath with both angle poised rain head shower and hand held shower fittings respectively, recessed lighting and modern radiator along with a dual voltage electric shaver point.

To the outside, at the front, a block paved driveway allows off road parking. At the rear is a paved patio beyond the lounge and a mainly lawned garden fully enclosed by timber fencing.

For the investor, the property is currently let until June 27th 2025 at a passing rent of £1200 per calendar month. For the family purchaser, vacant possession will be available on this date also.

To find the property, from Loughborough town centre proceed along Beacon Road, at the roundabout turn left on to Epinal Way, at the next roundabout bear right on to Park Road. Continue along turning right on to Parklands Drive where the property is situated on the right hand side.



## HALL

LOUNGE 3.99m x 4.03m (13'1" x 13'2")

KITCHEN DINER 2.8m x 4.84m (9'2" x 15'11")

GROUND FLOOR BEDROOM (THREE) 2.68m x 4.66m (8'10" x 15'4")

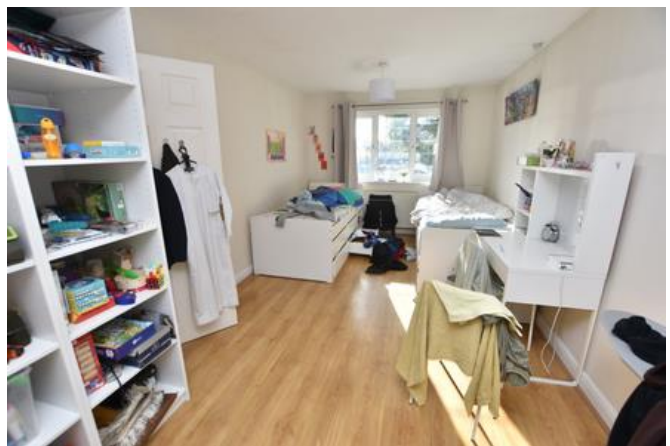
GROUND FLOOR WC 0.91m x 1.96m (3'0" x 6'5")

BEDROOM ONE 2.89m x 6.91m (9'6" x 22'8")

EN-SUITE 1.86m x 1.95m (6'1" x 6'5")

BEDROOM TWO 2.94m x 6.04m (9'7" x 19'10")

BEDROOM FOUR 2.49m x 2.87m (8'2" x 9'5")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon correct serving of notices, at present the property is subject to an assured shorthold tenancy until June 27th 2025 at a passing rent of £1200 PCM. Charnwood Borough Council - Tax Band D.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

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### Ground Floor

Approx. 61.3 sq. metres (659.4 sq. feet)

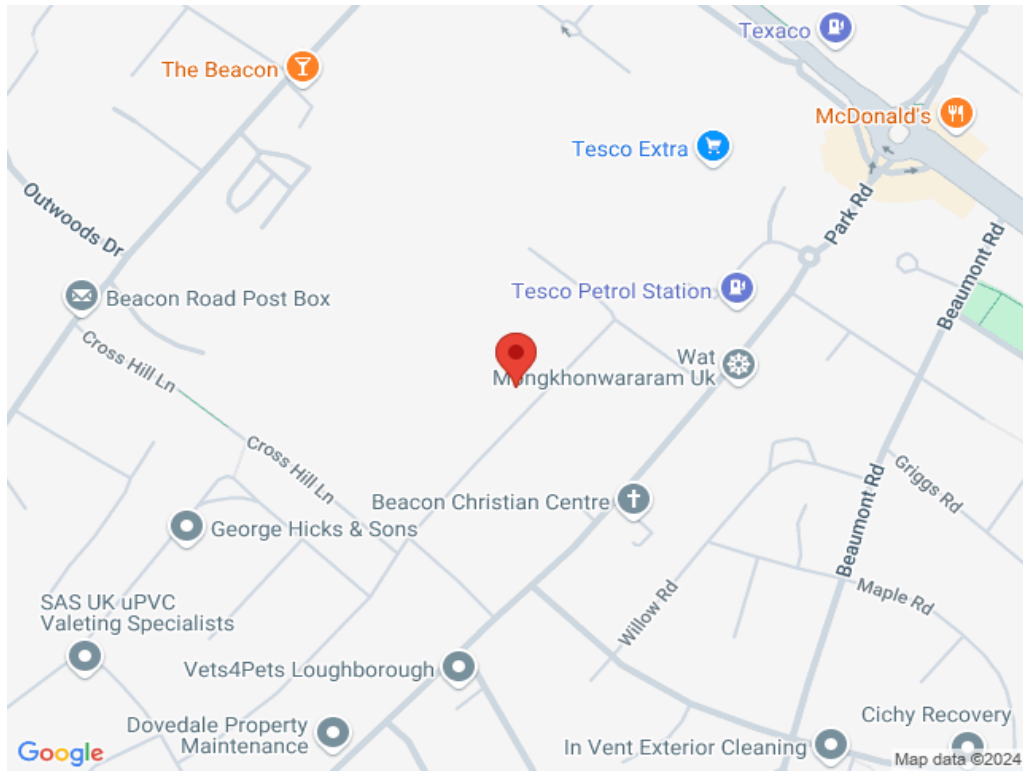


### First Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



Total area: approx. 124.7 sq. metres (1342.0 sq. feet)



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